

City of Burlington / 2014 CDBG Application Form

Project Name: Burlington Brownfields Program

Project Location / Address: City Hall, Burlington (Program has City-Wide Impact)

Applicant Organization / Agency: Burlington Community and Economic Development Office

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EIN #: 03-6000410

DUNS #: 830418245

CDBG Funding Request: \$25,000

Check ONE:

☒ 1 year

(Equal Access, Health)

☐ 2 years

(Housing, Homeless, Hunger)

1. Type of Organization

☒ Local Government

☐ For-Profit Organization

☐ Faith-Based Organization

☐ Non-Profit Organization (please provide copy of your
IRS 501(c)(3) tax exemption letter)

☐ Institution of Higher Education

2. Conflict of Interest: N/A

3. List of Board of Directors: Burlington City Council

Certification

To the best of my knowledge and belief, data in this proposal are true and correct.

I have been duly authorized to apply for this funding on behalf of this agency.

I understand that this grant funding is conditioned upon compliance with federal CDBG regulations.

I further certify that no contracts have been awarded, funds committed or construction begun on the proposed program, and that none will be prior to issuance of a Release of Funds by the Program Administrator. In addition, this project is ready to proceed as of July 1, 2014.


Signature of Authorized Official

Peter Owens
Name of Authorized Official

CEDO Director
Title

January 13th, 2014
Date

I. Demonstrated Need

1. What is the need/opportunity being addressed by this program/project and how does that contribute to CDBG's national objectives?

The City has numerous "brownfields" sites, properties that are complicated with real or perceived contamination issues. These issues often make redevelopment difficult or impossible to achieve, with a disproportionate impact on the older neighborhoods in the City. The Burlington Brownfields Program, created in 1997, provides direct funding and technical assistance to private, public, and non-profit property owners, developers, and managers to resolve contamination and site development issues in the context of alleviating poverty and reducing blight. This work has directly addressed CDBG national objectives such as helping to create decent housing (e.g., Waterfront Apartments, Elmwood Ave. Habitat House), expanding economic opportunities (e.g., Bus Barns redevelopment, dealer.com), and creating a suitable living environment (e.g., renovations at Bobbin Mill, Wharf Lane, and City Neighborhoods, City Market). The Program also works to promote quality of life by mitigating hazards at City assets, such as the waterfront, harbor, Urban Reserve, and Moran building through leveraged state, regional and federal funding.

The Brownfield Program addresses a pressing need: with over 225 years of commercial activity and intensive land use in the City of Burlington, contamination from a wide variety of activities can be found in hundreds of locations. Most vacant commercial properties left in the City are suspected brownfields, with excavations performed in the Old North End, downtown, waterfront or Pine Street areas typically revealing contamination issues. Contamination is widespread in the soil and groundwater, and each year there are sites discovered that can have a profound impact on human and ecological health. There are also dozens of undiscovered underground storage tanks in the City, often beneath sidewalks and Rights of Way.

II. Program/Project Design

1. Describe the program/project activities. [UWCC]

The Brownfield Program provides staff support and technical assistance, supported by direct and leveraged funding for Environmental Site Assessments leveraged through multiple sources including CDBG, EPA Brownfields, Vermont DEC, CCRPC, and Vermont Economic Development. The Program is able to help move complex projects through assessment, cleanup and redevelopment. This is achieved through direct service to clients, while leveraging relationships forged with the regulatory and funding community.

2. Why is the program/project designed the way it is? Explain why the program activities are the right strategies to use to achieve the intended outcomes. [UWCC]

The use of targeted funding and direct staff support to work through environmental issues can turn a financially "upside down" project into a viable redevelopment with risk and liability issues resolved. Brownfields redevelopment is a highly successful strategy to help those in poverty obtain safe and affordable housing, realize new economic opportunities, and experience a higher quality of life. Contaminated sites tend to impact low and moderate income neighborhoods disproportionately, with costs of environmental assessment and cleanup often unpredictable.

3. How will this program/project contribute to the City's anti-poverty strategy?

Brownfields redevelopment substantially reduces risks to human health and the environment, and creates a profound positive economic and social impact on low and moderate income residents by revitalizing neighborhoods, creating new jobs, building affordable housing, expanding the tax base, and creating new green space. A less measurable but apparent impact is the evolution of a positive attitude towards properties in low-income neighborhoods that were once considered not developable.

4. How do you use community and/or participant input in planning the program design and activities? [UWCC]

Brownfields redevelopment is a well-articulated priority in local and regional plans that were developed with robust public input including: PlanBTV, Common Ground, Champlain Connections, Champlain Initiative Action Plan, Burlington Consolidated Plan, Chittenden County Regional Plan, Comprehensive Economic Development Strategy, and Legacy Project Plans. All of these plans have specific references to the redevelopment of brownfields as a high priority. Site-specific public involvement is a critical component for brownfields redevelopment, with community meetings, permit hearings, special events, and press announcements typical. The City's Zoning Ordinance also

requires submittal of environmental data for every permit submitted, and Vermont DEC requires a 30-day notice for all cleanup projects - thus providing enhanced opportunities for informed participation.

III. Proposed Outcomes

1. What are the intended outcomes for this project/program? How are people meant to be better off as a result of participating? [UWCC]

The intended outcomes are to strategically renovate contaminated lands and buildings, reduce hazards to human health and the environment, and create powerful and lasting benefits to the community. Using funding and technical support to reduce the burden of increased cost and liabilities associated with brownfields redevelopment, the Program will continue to target resources to reduce poverty and increase quality of life; all while improving environmental conditions. The expansion of housing, economic opportunities and green space, and the elimination of blight are all benefits that result from this work. Clients reduce health risks, increase housing and economic opportunities, and expand recreational opportunities.

2. List your goals/objectives, activities to implement and expected outcomes

The Burlington Brownfields Program promotes redevelopment as a means to recycle polluted sites into assets. These meet the national objectives of benefiting low- and moderate-income persons; and/or preventing or eliminating slums or blight.

Provide Decent Housing:

Dairy Queen: assist with moving project into construction: 25 housing units, 1,500 ft. retail

Bushey Auto: assist with moving project into construction: 25 housing units, 1,500 ft. retail

Browns Court: Assist with soils management plan and disposal: new student housing/retail, \$1.2 million leveraged

Crate a Suitable Living Environment:

Mayor's Public Investment Action Plan: Technical support for process, \$2.5 million leveraged

Moran Plant redevelopment: technical support for PIAP process: \$4.5 million leveraged

Waterfront Access North: soils management for 2014 waterfront upgrades: new public amenities

Expand Economic Opportunities:

Rail Yard Enterprise District: work on multiple sites with leveraged funding

453/501 Pine St.: pre-development for 60,000 sq. ft. building and creation of new parkland

Urban Reserve Improvements: funding for bikepath soils mitigations secured, new public amenities

Harbor Oil Bollard Removal: Contractor selected by USACE, work in Spring 2014, \$3 million leveraged

Other Sites: As needed

IV. Impact / Evaluation

1. How do you assess whether/how program participants are better off?

The Brownfields Program and Vermont DEC collect and record data on each site as it moves through the assessment, cleanup, and development process. Each step of the process is memorialized in reports to EPA, on the Vermont DEC website, and in data collected for CAPER reporting. EPA reports are entered into a comprehensive database that now has site information going back to 1998. This is an ongoing process that will continue under the new funding.

The Burlington Brownfields Program also tracks the number of redeveloped sites; new and renovated housing, commercial, and public space, and park areas – along with new/retained jobs and tax revenues. CEDO has submitted over 50 detailed quarterly reports to EPA since 1998 with details on assessments started; assessments completed; assessments completed with leveraged funding; clean-up activities completed and; redevelopment (or pre-development) activities underway. The following (partial) list shows project examples and leveraged funding sources since program inception in 1997:

Brownfield Site

Metalworks **

Food Enterprise Ctr. ****

Waterfront Apartments *

Leveraged Funding Source

Site Owner

EPA

EPA

Status

complete: 7 jobs retained

negotiating full transfer to IC

complete: 24 new housing units

City Market **
Vermont Transit Bus Barns *
 453/501 Pine Street **
 Multigenerational Center ****
 Havey Property ***
 Specialty Filaments **
 Public Works Building ***
 131 Battery/Cornell Trading **
 Moran Plant Redevelopment ***
 East Avenue Co-Housing ****
 Urban Reserve ***
 150 Shelburne Road **
 Mill View Apartments **
 Former Barrett Trucking **
 151 South Champlain ****
 157 South Champlain ****
 102 Archibald Street **
 660 Pine Street **
 Vermont Railway ***
 Marriott Hotel **
Gosse Court Armory *, ***
 Burlington Harbor/Shoreline ***
 Brown's Court ****
 Airport Bldg. 890 **
 219 Elmwood Avenue ***
 Howard Bank Block **
 "Superblock" ***
 Architectural Salvage **
 53/55 Main Street **
 Skate Park (original) ***
 Bannister Roofing (134 Archibald)
City Neighborhoods *
 Wharf Lane
 Bobbin Mill

City of Burlington
EPA, Site Owner
 Site Owner, VT DEC
 Non-Profit Developer
 City of Burlington, VT DEC
 EPA and Private Developer
 City of Burlington
 USEPA, owner
 EPA, CCRPC, DEC
 EPA
 EPA, donated services
 Property Owner (tax sale?)
 Non-Profit Developer
 Private Developer
 EPA, VT DEC
 EPA, CCRPC
 EPA, site owner
 Private Developer
 Vermont DEC
 Private Developer
EPA, Air National Guard
 City of Burlington, USACE
 EPA, CCRPC
 EPA
 EPA
 Private Developer
 EPA
 EPA, VT DEC
 EPA
 EPA
 EPA
EPA*
 EPA
 EPA

complete: new grocery store
complete: mixed-use development
 in pre-development
complete: senior center/daycare
 leased by dealer.com, parcel sold to VTR
complete: dealer.com
complete: DPW/Parks facility
 in pre-development
 WF North site work in 2014
complete: Coop housing
 Upgrades in 2014
 Sold to new investor in tax sale
complete: affordable housing
complete: self-storage facility
 in pre-development by private party
 in pre-development by private party
 mitigation complete: TBD
 sold to investor: retail space
 assisting in expansion of yard
complete: hotel expanding
complete: Miller Community Center
 ongoing: open space/parks
 Champlain College under option
complete: Heritage Flight
complete: Habitat for Humanity home
partially complete: CHT offices, hotel, housing
 feasibility: TBD
complete: mix of retail/restaurant
complete: mix of retail/restaurant
complete: recreational amenity
Complete: renovated
 Fully renovated
 Fully renovated
 Fully renovated

- * EPA Region One "Success Stories"
 ** direct technical assistance provided
 *** City of Burlington Project
 **** City in partnership with non-profit

2. How successful has the project/program been during the most recent reporting year for your CDBG project?

Last year's application cited several specific sites, all of which have moved ahead substantially:

Site 1: "Bushey Auto": 256-262 North Winooski Avenue (Developers: Erik Hoekstra and Marsh and Gates Gooding)

Site Acreage	Past Use	Redevelopment Plan	Environmental Progress	Development Progress
0.48 acres	1,450 sq. ft. repair garage, 3 buildings	3-story residential w/25 apartments and 1500 sq. ft. of retail.	Phase I/II ESA's complete, Cleanup Plan complete 75% complete	This \$3.5 million project is in the permitting phase. Includes 5 units of affordable housing

Site 2: "Dairy Queen": 237 North Winooski Avenue (Developer: Erik Hoekstra)

Site Acreage	Past Use	Redevelopment Plan	Environmental Progress	Development Progress
0.43 acres	1,500 sq. ft. food business	3-story residential, 25 apartments, 1500 sq. ft. retail	Phase I/II ESA's and Cleanup Plan complete	This \$3.5 million project is in the permitting phase. Includes 5 units affordable housing

Site 3: "Solomon Property": 35-39 Bright Street (Developer: Champlain Housing Trust Limited Partnership)

Site Acreage	Past Use	Redevelopment Plan	Environmental Progress	Development Progress
.3 acres	Duplex	Renovation into affordable units	Phase I/II ESA's and Cleanup Plan started	Property is being "bundled" with several other properties

Site 4: "Abes' Corner": 196-202 North St./167 Elmwood Ave. (Developers: Stu McGowan and Erik Hoekstra)

Site Acreage	Past Use	Redevelopment Plan	Environmental Progress	Development Progress
.25 acres (on two parcels)	Two vacant buildings	Renovate 6 apartments, new 3 story building w/7 apartments, 1,500 SF retail	Phase I/II Complete	This \$2 million project is now in construction, 3 units affordable housing

Additional sites included in the FY2013 CDBG application included (with updates):

Mayor's Public Investment Action Plan: Technical support for developers

Moran Plant redevelopment: Supporting PIAP process, soils management for 2014 waterfront upgrades

Rail Yard Enterprise District: New EPA "Area Wide" grant obtained for community plan development, Vermont DEC "BERA" program engaged in redevelopment strategy and funding, significant activity on specific sites

453/501 Pine St.: Enrolled in Vermont DEC "BERA" program, secured funds for environmental and geotechnical

Urban Reserve Improvements: funding for bikepath soils mitigations secured, preparation underway

Harbor Oil Bollard Removal: Contractor selected by USACE, work in Spring 2014

Removal of Abandoned UST's: none found in City ROW's this year

Bobbin Mill Community Center: Under construction

Browns Court: Sale to Champlain College pending for housing/retail, working on soils management plan

Gateway Block: Conceptual plans for redevelopment being discussed by Mayor

3. How does this data reflect beneficial outcomes of this project/program? Has this impacted your program planning at all? [UWCC]

This past year has been extremely successful, as important projects have moved into development. We will continue to work on projects with applicability to CDBG goals, experienced developers, solid re-use plans and budgets, and an ability to permit and finance. The Program anticipate several trends in FY2014: a further weakening of federal and state support; a strengthening in the housing market with increased prices, increase in mortgage rates, and a continuation of a severe housing shortage in Burlington. We also anticipate a very busy year for waterfront development, and in the Pine Street district. All these factors will play a role in FY2014.

V. Experience / Organizational Capacity

1. What is your agency's mission, and how do the proposed activities fit with your mission?

The Community and Economic Development Office is a department of the City of Burlington. We work with the community to: foster economic vitality; preserve and enhance neighborhoods, quality of life and the environment; and promote equity and opportunity for all residents of Burlington. In support of its mission, CEDO works in partnership with citizens, the public and private sector, and other city departments to: strengthen the quality of life in Burlington's neighborhoods; preserve and develop decent, safe and affordable housing opportunities; maintain and improve the vitality of Downtown, the Pine Street area and neighborhood business districts; encourage a thriving small business sector; foster job growth and employment opportunities; increase civic engagement and citizen participation; support the delivery of human services; and revitalize Burlington's waterfront.

Brownfields redevelopment is an integral part of CEDO's work: the vast majority of sites in the downtown, Pine Street/Flynn Avenue corridor, the waterfront, and the Old North End have some form of contamination issues. Underground storage tanks, lead and asbestos in building envelopes, and endemic subsurface pollution from past commercial activities such as drycleaners, boat and vehicle repair shops, machine shops, rendering plants, service stations, power generation, and other industrial uses is pervasive. Often the costs and logistics associated with redeveloping these sites is out of proportion to available investment and expertise. The Brownfields Program closes these gaps with funding, professional consulting services, and close relationships with the state, regional, and federal brownfields regulators and funders.

2. Please describe any indications of program quality, such as staff qualifications and/or training, adherence to best practices or standards, feedback from other programs or organizations you partner with, etc.

CEDO has thirty years of experience successfully implementing complex community, housing and economic development projects and programs. CEDO administers several HUD and EPA programs, including the Community Development Block Grant, HOME Investment Partnership, Lead Hazard Reduction and Brownfields programs. The CEDO has always met timely expenditure standards and has been recognized for several best practices.

Nick Warner, Special Projects Manager at CEDO, has directed the Burlington Brownfields Program since 1997, helping the City obtain two Brownfields Showcase Community finalist designations, serving as an ICMA Mentor for Wheeling West Virginia, as an expert witness, and as a panelist at the "Brownfields 2006" Town Hall Plenary. Warner has a Master's in Public Administration from the University of Vermont, worked internationally for an environmental consulting firm, and presents regularly at conferences and events. He qualifies as an ASTM Environmental Professional, is trained in ASTM Phase I Site Assessments, and will conduct Program activities under this grant.

3. What steps has your organization/board taken in the past year to become more culturally competent?

During the last year, individual CEDO staff members have participated in cultural competency trainings offered through the We All Belong program. With a facilitator, all of CEDO will be participating in retreat sessions this spring focused on internal organizational relationships and understanding how cultural competency relates to our work.

4. Have you received Federal or State grant funds in the past three years? X Yes ___No

5. Were the activities funded by these sources successfully completed? X Yes ___No ___N/A
If No, please explain:

VI. Proposed Low & Moderate Income Beneficiaries / Commitment to Diversity

1. Will the program target a specific (solely) group of people?

No, the benefits are available across the entire spectrum of residents; however, residents of affordable housing projects are the most notable beneficiaries.

2. For your proposed project, please estimate how the Burlington residents will break out into the following income categories during the total grant period.

Service / Activity:	Unduplicated Total # of Burlington Households / Persons to be Served:	# Extremely Low-Income	# Low-Income	# Moderate-Income	# Above Moderate-Income
a. Work on existing and newly discovered Brownfield projects	120 households, approx. 240 people*, and combined benefits for b and c	6 people and combined benefits for b and c	24 people and combined benefits for b and c	200 people and combined benefits for b and c	10 people and combined benefits for b and c
b. Public Outreach	City-wide benefit	City-wide benefit	City-wide benefit	City-wide benefit	City-wide benefit
c. Facilitate waterfront restorations: Waterfront North, Urban Reserve, Moran	City-wide benefit	City-wide benefit	City-wide benefit	City-wide benefit	City-wide benefit

* based on full build out of projects listed above, final distribution of income an estimate based on project plans

3. a. Who is the project/program designed to benefit?

The benefits are available across the entire spectrum of residents. Historically, brownfields are found within or adjacent to economically stressed areas, therefore benefits are skewed towards low and moderate income residents.

b. How do you select and reach your target population?

There is no pre-selection of beneficiaries, however the overall focus of the program is to alleviate poverty through the renovation of distressed properties – which tend to be in low and moderate-income neighborhoods. Thus the residents of those neighborhoods realize the most benefit from the Program's work.

4. Describe the steps you take to make the project/program accessible, inclusive and culturally appropriate for the target population. [UWCC]

The City has a long-standing equal opportunity personnel policy. The City has completed an equal opportunity workforce analysis, which it uses to shape ongoing hiring, retention and promotion efforts. The City continues to expand its recruitment and job posting sources to encourage continuing diversity in its workforce. CEDO advertises nationally for certain professional positions to increase the diversity of its recruitment pool. Many CEDO staff members have participated in diversity/racism trainings. CEDO staff has mandatory staff retreats scheduled on cultural competency. CEDO includes an EO statement in our outreach materials. CEDO's offices are accessible. Program information is available in French, Vietnamese and Serbo-Croatian in hard copy and online (with a link to an online translation site for additional languages/information). CEDO will arrange for interpretation services with advance notice and indicates that on outreach materials.

VII. Budget / Financial Feasibility**1. Budget Narrative: Provide a clear description of what you will do with CDBG's investment in the program. How will you spend the money? Give specific details. [UWCC]**

CDBG funding will be used to continue, improve, and expand the redevelopment of the City's brownfield sites (defined by EPA as "...abandoned, idled or under-used properties where expansion or redevelopment is complicated by the presence or potential presence of environmental contamination"), focusing on affordable housing development, small/medium business growth, and green space creation. This will be a combination of technical assistance, funding for Environmental Site Assessments, and leveraging additional funds from State, CCRPC, and other federal sources.

2. If you plan to pay for staff with CDBG funding, describe what they do in relation to the specific service(s) / activity(ies) in your Project/Program Design.

Specific Service / Activity	Position/Title	Work Related to CDBG-Funded Activity	# of Hours/ Week spent on Activity	% of Hours/ Week to be paid with CDBG
Burlington Brownfields Program	Special Projects Manager	Manage all Aspects of the Program	16	8

3. Program/Project Budget

Line Item	CDBG Funds	Other	Total
Personnel	\$18,000	\$7,000	\$25,000
Environmental consulting services	\$10,000	\$142,000*	\$152,000*

*application pending to USEPA

4. Funding Sources

	Project		Agency	
	Current	Projected	Current	Projected
CDBG	\$25,000	\$25,000	\$689,742	\$655,255
State	N/A	N/A	\$686,809	\$686,809
Federal	\$0	\$152,000*	\$1,295,481	\$1,151,257
Program Income	N/A	N/A	\$33,600	\$33,600
Other (specify)	N/A	N/A	\$962,092	\$873,103
Total	\$25,000	\$177,000	\$3,667,724	\$3,400,024

*application pending to USEPA

5. Of the total project cost, what percentage will be financed with CDBG?

$$\begin{array}{rcl} \$25,000 & \div & \$177,000 \\ \text{CDBG Funding} & & \text{Total Project Cost} \end{array} = \begin{array}{l} 14\% \\ \text{Percentage} \end{array}$$

6. Of the total project cost, what would be the total cost per person?

$$\begin{array}{rcl} \$25,000 & \div & 42,645 \\ \text{Total Project Cost} & & \# \text{ Proposed Beneficiaries} \end{array} = \begin{array}{l} \$58 \\ \text{Cost Per Person} \end{array}$$

7. Why should CDBG resources, as opposed to other sources of funding, be used for this project?

The Brownfields Program is in full alignment with CDBG priorities including remediating contaminated lands, creating new housing units, retaining and expanding business through the renovation and creation of commercial space, retaining and creating jobs, renovating and creating public facilities, and increasing the tax base. This work results in profound and lasting impacts on the lives of low and moderate income residents. Importantly, EPA Brownfields dollars are inadequate for personnel and administrative costs: CDBG funding is an essential tool to carry out the complex tasks involved with the successful implementation of this work.

8. Describe your use of community resources, including volunteers. Include any resources not listed in your budget. Will CDBG be used to leverage other resources?

The Program leverages pro bono services and technical support from community and business leaders, non-profits, environmental consultants, state and federal agencies, legal professionals, lenders, commercial brokers, investors, developers, and those with a vested interest. Since 1997, over \$9 million in public and private assessment, cleanup, and construction funds have been leveraged through CDBG and EPA investments and on Brownfield sites that have benefited from the technical assistance of Program staff. This year, the Burlington Brownfields Program:

- received a new Chittenden County Regional Planning Commission commitment for an additional \$25,000 in services for soils management during Waterfront North construction in 2012;
- accessed Vermont State Petroleum Fund monies for over \$20,000 of work for assessment and cleanup of areas near the Water Department and Waterfront Park;
- Obtained \$25,000 in consulting services from CCRPC's EPA Brownfields Program to support sampling related to rebuilding the bike path;
- obtained \$25,000 in consulting services for a comprehensive study of the Pine Street corridor;
- leveraged \$30,000 from Vermont DEC for a Phase II ESA for the Vermont Railway property;
- leveraged funding for the QT's, Bright Street, and Bushey Auto redevelopment projects from CCRPC and Vermont DEC.

9. If your organization has experienced any significant changes in funding levels during the past year, please explain.

There has been a steady decline in award amounts from our Federal and State funders. Declining revenue will seriously impact our ability to provide services.

10. What cost-cutting measures has your organization implemented?

In the true spirit of fiscal discipline, CEDO is taking perhaps the most significant cost-cutting measure possible: not requesting CDBG funding for the Housing Initiatives Program (HIP) in this funding cycle. This marks the first time since the City became a CDBG Entitlement Community in 1983 that funding is not being sought for HIP. Due to program income and conservative budgeting, HIP has sufficient funding to operate in the upcoming year. CEDO continues to take austerity measures by curtailing outside expenditures to the greatest extent possible. We have discontinued or severely limited sponsorships for events, travel to meetings and conferences, community outreach, attendance at workshops and webinars, and other expenses. We have decreased our support for studies critical to understanding the City's housing market and economy. Our antiquated equipment and office furniture are castaways from other departments. Staff has also eliminated expenditures on professional development and training. In recognition of the decrease in CDBG funding and the many important activities that are conducted and funded in part by CDBG, this project has eliminated any request for direct CDBG funding for any activities beyond staff costs. The project staff will continue to aggressively pursue all other possible funding opportunities to support carrying out these activities.

VIII. Collaboration/Efficiency

1. Please describe other organizations/programs you work with to achieve outcomes for your program participants. How does your program collaborate with other programs, organizations, or services to address the needs of the people you serve? [UWCC]

We work with developers, funders, and others who provide technical support. Partners include (partial list): Chittenden County Regional Planning Commission, Champlain Housing Trust, Burlington Community Development Corporation, GBIC, Housing Vermont, Burlington Housing Authority, V/T Commercial, Encore Redevelopment, University of Vermont, Redstone Development, Lake Champlain Community Sailing Center, Vermont Department of Development and Community Affairs, Vermont Department of Environmental Conservation, US Environmental Protection Agency, US Army Corps of Engineers, Burlington Public Works/Parks, Burlington International Airport, Offices of Senators Leahy and Sanders. The Program also utilizes a competitive contracting process, with at least eighteen consulting firms (excluding subcontractors) engaged since the inception of the City's Brownfield Program in 1997.

2. Describe your agency's efforts at becoming more efficient in achieving your outcomes or managing your project/program.

Each development project demands unique and targeted actions, and at any given time, there are 10-15 priority brownfield sites in different stages of development requiring attention. The core strategies of the Brownfields Program are forging cooperative agreements around specific projects, leveraging resources for projects completion, with intensive staff follow up and problem solving to move projects forward. In recent years, the partnerships with Vermont DEC, CCRPC, and Vermont Economic Development's Brownfields Programs have greatly expanded the scope of expertise and resources to complete projects.

3. What other agencies provide similar services or programs? [UWCC]

U.S. EPA, Chittenden County Regional Planning Commission, Vermont Economic Development, and the Vermont DEC Brownfields program all provide grant and/or loan funding for environmental consulting services. This is especially important for City-owned properties (Moran, Waterfront North, Urban Reserve) which are ineligible for direct EPA funding obtained by the City. This proposal for CDBG funding is differentiated from these other programs, however, as the City's activities are on the front lines of development, providing direct local assistance to clients, leveraging funds from other sources, and resolving site-specific issues. CDBG also provides staff salary support, which is not available through the above sources.

IX. Sustainability

1. How will this project have a long-term benefit to the City of Burlington? If this project ends, will that benefit continue?

The redevelopment of brownfields in Burlington reduces threats to human health and the environment; creates new jobs, housing units, and park space; improves neighborhoods, and enhances the tax base. Each successful project increases the visibility of the movement to reclaim polluted land while increasing investor confidence and building political, community, and financial support for projects. The physical, social, and public health changes created by redeveloping contaminated sites are permanent, the positive impacts are numerous, significant, and lasting.

2. If CDBG funding ends, will the project be able to continue?

The Brownfields Program is highly dependent on staff support for viability, and it would be difficult to replicate CDBG support for staff salary. The Brownfields Program aggressively seeks new resources, including EPA, HUD, CCRPC, US Army Corps of Engineers, State of Vermont DEC and Economic Development, and philanthropic sources – none of which provide adequate staff salary support. The Program barter direct services, leverages lease fees, obtains funds from legal settlements and special purpose grants to promote redevelopment - if not for the injection of CDBG resources, it is unlikely that these leveraging activities would occur.